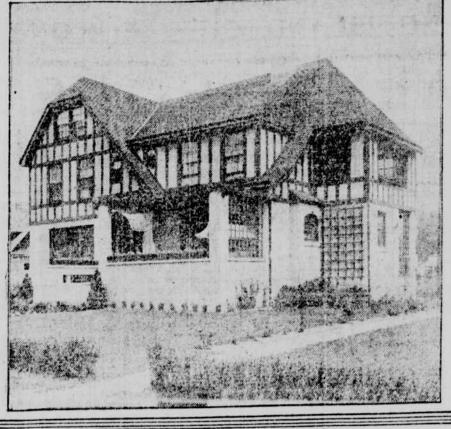
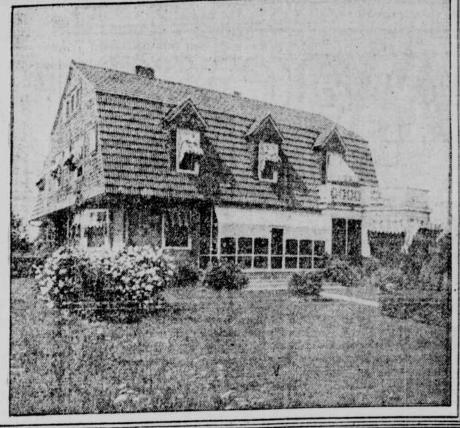
In REALTY ZONES of GREATER CITY and SUBURBS







The Dwelling of Thomas A Dorgan . (Tad Cartoonist)

House of CYRIL SCOTT ON SHORE OF LITTLE NECK BAY.

SOME MODERN HOUSES AT PICTURESQUE BAYSIDE, LONG ISLAND.

BAYSIDE ALLURING

coming More Widely Known.

IMPROVING TRANSIT LINKS

side Elevated Extension Likely To Be Approved.

residential suburbs of the greater city, transfers between lines operated by the For years it has been noted for its Interborough Rapid Transit Company and large number of modern houses, occupied lines operated by the Brooklyn Rapid by persons prominent in society and busi- Transit Company, nor from elevated to ness, and for its manifold opportunities subway lines of the Interborough Comfor enjoying outdoor life at all seasons of | pany."

charming Borough of Queens, thirteen for the Borough of Queens. It will, theremiles distant from the Pennsylvania sta- fore, be a large beneficiary of the dual tion at 33d street and Seventh avenue, subway system, as already projected. along the North Shore division of the Every subway, surface and elevated line Long Island Railroad.

Millions are being spent by the Long form of the town. Island Railroad to transform the North Shore division into a rapid transit elec-



Energetic broker and appraiser Bayside, Long Island.

point beyond the Queens boundaries of old New York.

This work of transformation was begun Port Washington. But this change will the Queensboro Bridge, there to connect Glenwood avenue,

soon be a thing of the past, as the elec- with the proposed elevated lines to Astrification of the entire North Side di- toria and Corona. vision is expected to be completed in the

Charms of This Fine Town Be- transit system of the city. And if this at an early date. will be in the 5-cent fare zone of New side extension of the dual subway sys enlargement of the subway and elevated Public Service Commission.

new to old lines, or vice versa on each Bayside is one of the most entrancing company's system, but will not include In view of these projects Bayside is

Yet Bayside is a part of the greater right in the pathway of the most imporbeing centrally located in the tant rapid transit improvements planned in Queens will help to mould the building

Shore division into a rapid transit elec-tric line, and to eliminate also all grade-tric line, and to eliminate also all grade-atives of the Interborough Company and crossings from Long Island City to a atives of the Brooklyn Rapid Transit Company. Briefly, the Borough of Queens will gain, as a result of those contracts, a

series of all rail routes into the heart of old New York. From the Queensboro Bridge Plaza is to

he built a three-track elevated structure. which will have its easterly terminus in Sycamore street, Corona. Both the Interborough and the Brooklyn Rapid Transit

The Steinway tube, which runs from Long Island City to a point near the Grand Central station, is to be extended about a month, and that before the end both easterly and westerly. Its westerly of the summer this proposed extension terminus will be at Times Square, and its will be a part of the dual subway system. easterly end will be at the Queensboro Bridge Plaza in the Borough of Queens. ube, and, therefore, the tube route will for the subway to be built from the Battery through Seventh avenue to Times Square. That Seventh avenue line will be four tracks north of Park Place, and will extend through the business heart and shore of Little Neck Bay. the chief amusement centre of old New

The Second avenue line, also owned by the Interborough, is to have a spur from 60th street to the easterly side of the Queensboro Bridge Plaza, and will be connected with the elevated structure already planned to be built to Corona.

The Brooklyn Rapid Transit Company, under the provisions of the dual subway system, has the right to tie its South as a result of this gigantic undertaking.

Electric trains have been running over the North Side division from the Pennsylvania station to Corona for some months. At Corona passengers bound for stations north change to station from between Long Island City and which run between Long Island City and some in the case of the passerby, but they are delightful habitations to the eye of the passerby, but they are delightful habitations to the occupants.

Among recent sales reported by the done in much less time than under the Montague street, Brooklyn, to Whitehall street, Manhattan, and from Whitehall street, Manhattan, and from Whitehall street up Broadway to \$23 to John Brady, four lots in block \$3\$ to John Brady, four lots of the designers and builders of the modern type of the speculatively built dwelling is to make the household work easier and therefore more pleasant; rapid setting of the new cement now on work and from the condition and therefore the designers and builders of the designers and builders to be laid through at the earliest possible date.

Among recent sales reported by the done in much less time than under the obself they are delightful habitations to the occupants.

The best of the designers and builders of the modern type of the speculatively built dwelling is to make the household work easier and therefore more pleasant; rapid setting of the new cement now on work and the condition and therefore all kinds of vehicular traffic.

An idea of the rapid growth of Corona for some the designation to the occupants.

The best of the designation to the occupants are thoughout its entire to a control to they are delightful habitations to the occupants.

The best of the designation of the earliest possible date.

Among recent sales reported by the done in much less time than under the old methods. They are delightful habitations to the occupants.

The best of the designation of the earliest possible date. as a result of this gigantic undertaking. subway, by way of a new tunnel from at the earliest possible date.

From Corona to Bayside is only a short distance, and consequently there is every Within the next few years Bayside is likelihood of Bayside being directly linked likely to be brought within the dual rapid to all these elevated and subway routes

eposition takes concrete form the town | Details of the proposed Finshing-Bay-York, as one of the terms of the Public were announced on February 4 last, the Service Commission, in relation to the day the proposition was adopted by the lines of the city, is that the fare from Board of Estimate and Apportionment one terminus to another be 5 cents. In recommended that certain slight changes regard to this fare question the Public be made, intimating that the plan wa Propositions for Finshing-Bay- Service Commission recently said: "With then likely to be favorably acted upon by territory alloted to each company the the city authorities. It is expected that rate of fare for a continuous ride will be the revised plan will be placed before the cents. This will include transfers from Board of Estimate and Apportionment in



J. WILSON DAYTON. will have joint trackage rights over that elevated structure.

The Steinway tube, which runs from Island.

The plan provides for a two-line ele vated road extending through the heart The interborough line owns the Steinway of Flushing on Amity street, one block north of the Long Island Railroad, then form a spur into the heart of Long Island running to 16th street, where it crosses the Long Island Railroad tracks, to Lucerne Place and Station Road, and then continuing through Warburton avenue to the Bayside Boulevard, on the desterly

The Bayside terminus will be about six blocks north of the Oakland Golf Club. The length of the extension will be about five and one-half miles, and will, it is further said, immediately benefit forty thousand persons living in the district.

The improving of Broad avenue by the Public Service Corporation during the last

Those Put Up Ten Years Ago.

GOOD POINTS DESCRIBED

Have Been Considerably Lightened.

By George Harnden, Bayside, Long Island. Buildings erected to-day to sell in the open market are vastly superior to those structures of the same class erected ten years ago. The public now knows most of the weak points of building, and can no longer, therefore, be induced to buy some faulty building under the spell of a persuasive talker.

The present day houses should last at least forty years without undergoing expensive repairs. The speculative houses of other days were old and worn out after twenty years. And during that time it was often necessary to spend vast sums in keeping them in goodly order.

Volumes of entertaining reading could unquestionably be written about the superiority of the up-to-date speculatively



THOMAS DALY. Well known builder of Corona, Long Island.

WANT STREETS MACADAMIZED built cottage. I have been engaged in be for dirt to collect. such construction work for many years. owing to the big advancement made in day are better built, the cost of putting or ten years, and that in return the town the sickness here—in fact, I consider Cotwo weeks has lead the residents of planning and putting the houses up. I am them up is cheaper than that of the best some years ago, and has attracted wide- Brooklyn elevated lines, including the Leonia Heights to petition the borough firmly convinced that it is hard to improve structures of the old style house. This way of necessary public improvements. spread attention owing to the widening Coney Island roads, to the Brooklyn to take over the streets from Broad to them. They really have reached that is due to the use of concrete for footings The Public Works Department has alof the real estate chances in the district Fourth avenue subway, and through that Glenwood avenue and macadamize them state. They are not only beautiful crea- and plers, the foundation work being ready begun the changing of many thor-

which run between Long Island City and extend east on 59th street to and over Port Washington. But this change will the Queensboro Bridge, there to connect Glenwood avenue, work easier and therefore more pleasant; rapid setting of the new cament now on to do away with all the drudgery rossible the market.

The sanitary kitchen is the result of this co-operation, and what a bright kitchen it is compared to that our grandmothers seemed to love so dearly! In place of the great old-fashioned range which was hard to regulate we have installed the big gas Cottages Vastly Superior to oven range, and in the corners of the room you will usually see in the modern

house steam radiators, attached to pipes eading from the furnace in the cellar No longer is the heat in the kitchen un-Owing to a gas heater in the cellar, no

matter whether the furnace in the cellar is burning or not, hot water can be had Burdens of Many Housewives at any hour of the day and night by simply turning on a hot water faucet. As the faucet is turned, it causes the gas heater in the cellar to flare up, and in a



Successful builder of modern houses at Bayside, Long Island.

few seconds boiling hot water gushes from the pipe. What a convenience this hot water apparatus would have been enlarged. A modern school structure is considered by our grandmothers! They now being built by the city at Park ave-would have had no worries about whether nue and 43d street. Besides excellent or not the old kitchen range was burning public schools Corona has splendid priwell and capable of keeping warm the vate institutions of learning, its parochial water in the copper boiler standing near schools being far famed. range. There is always burning a Moreover, Corona has flourishing little light in the gas heater, and when churches of all denominations, and some the faucet is turned on it quickly sets of the churches are considering plans for affame many burners in the heater, and new houses of worship. consequently in a moment or two the not lacking either, as there are some water rushing through the pipe is hot.
The latest innovation in building modern cottages is probably the doing away with mouldings wherever possible. In the tention to the needs of Corona as regards crevices of mouldings dirt quickly collects. The effort here is to make the houses as sanitary as possible; the fewer been just the contrary. mouldings there are the less places will

THE GROWTH OF CORONA Daly, one of the foremost builders Borough of Queens, is putting u forty-eight one and two family

Development One of Brightest Building Records.

ACTIVITY OF A BUILDER

Thomas Daly Has Erected Over 300 Houses in the Section in Last Ten Years.

The growth of Corona within recent years has been one of the brightest feat- His success is unquestionably due to the ures of the building record of the Bor-ough of Queens. And the expansion of the residential strength of this beautiful put up and the attractive terms on which suburban town, with many historic associations, has not been the result of seekers. boom methods. It has, however, been based on necessary speculative activities. Improved rapid transit service, especially the operation of electric trains of the earner to locate permanently. It is with-Long Island Railroad to the Pennsylvania in easy reach by trolley and by the terminal, has been one of the principal trains of the Long Island Railroad to all factors in this unusually active building parts of the greater city, and I desire to operation. Corona has all the charms of many not-

able New England towns, and yet possesses every city convenience, with room city. for larger growth along the same substantial building lines.
A casual inspection of this hustling sub-

urban place will quickly reveal some of its most salient charms. On all sides will be seen large cottages, set well back from the street and occupying spacious grounds beautifully laid out. Most of the new streets follow the course of the old familiar avenues and lanes of the town when Washington had, according to some outhenticated records, his headquarters there in the Revolutionary days.

Many of the villa sites of Corona are bordered by splendidly kept hedges.

Owing to its rapid growth the town has recently had to have its school facilities

strong and popular social associations and civic organizations. The city for a long time paid little at-

streets and other improvements. Of late years its attitude toward the place has All the city officials are awake to the There are plenty of green fields on every

be for dirt to collect.

Notwithstanding that the houses of totaxable assets to the city in the last five should receive every consideration in the Glenwood avenue and macadamize them at the earliest possible date.

Among recent sales reported by the Leonia Heights Land Company are three lots in block 73 to John Brady, four lots

The Public Works Department has altered that is due to the use of concrete for footings and piers, the foundation work being done in much less time than under the old methods. There is nothing to rot in a concrete foundation, and therefore the lots in block 73 to John Brady, four lots

The Public Works Department has altered that is likely to make a better record in the near future, as modern oughfares in the town from dirt roads to asphalted or concrete highways. Jackson avenue and many other thoracters of the freeded that is due to the use of concrete foundation work being done in much less time than under the old methods. There is nothing to rot in a concrete foundation, and therefore the best this point is to be made into a public works Department has altered that is due to the use of concrete foundation work being done in much less time than under the old methods. There is nothing to rot in a concrete foundation, and therefore the best this point is to be made into a public works Department has altered that is due to the use of concrete foundation work being done in much less time than under the old methods. There is nothing to rot in a concrete foundation, and therefore the best this point is to be made into a public works Department has altered them that the boundation of the foundation work being them of the changing of many there recady begun the changing of many there are delightful habitations to the occurrence of the foundation work being them of the production of the product of the use of the foundation work being them of the product of the changing of many there are delightful habitations to the occurrence of the product of the use of the product of the p

may be had from the fact that Thomas reached by the elevated route.

Borough of Queens, is putting up there and also a row of high class flathouses with stores. Ground for these houses was broken recently, and Mr. Daly expects to have this big undertaking completed by the fall of 1914. The two-family houses are thirteen room structures. All the structures are built to sell. The houses are being built in the sec

Daly, one of the foremost builders of the

tion bounded by Park and Jackson avenues, 41st and 42d streets. The old names for 41st and 42d streets are Evergreen and Randall avenues, respectively. Within a block of the site being im-

proved is the new public school now in course of construction and which will be No. 92. Mr. Daly has been active in this section for ten years, and in that time he has put up over three hundred houses. excellent location of his properties, the substantial way in which his houses are he disposes of his building wares to home In referring to the building situation at

Corona Mr. Daly said yesterday: "Corona is the ideal place for the busy wage emphasize the fact that the head of a family can live here more cheaply and more enjoyably than anywhere else in the

"He is not crowded for space here



JOHN COE. builder of Bayside, Long Island.

hand, and therefore children find delightful places in which to play. There is litrona one of the most healthful places within the boundaries of the greater city.

A GLIMPSE OF BEAUTIFUL CORONA, LONG ISLAND.







CATHOLICI TCHOOL AT CORONA .